

2024 -- H 7304

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STATE OF RHODE ISLAND

IN GENERAL ASSEMBLY

JANUARY SESSION, A.D. 2024

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A N A C T

RELATING TO PROPERTY -- RESIDENTIAL LANDLORD AND TENANT ACT

Introduced By: Representatives Stewart, Morales, Voas, Sanchez, Knight, Alzate, Potter,
Ackerman, Ajello, and Speakman

Date Introduced: January 26, 2024

Referred To: House Judiciary

It is enacted by the General Assembly as follows:

1 SECTION 1. Section 34-18-16.1 of the General Laws in Chapter 34-18 entitled
2 "Residential Landlord and Tenant Act" is hereby amended to read as follows:

3 **34-18-16.1. Rent increases — Notice requirements.**

4 (a) Findings of fact.

5 (1) Housing insecurity and instability continue to continue to grow in our state. According
6 to the 2023 Housing Fact Book by HousingWorksRI at Roger Williams University, these problems
7 are perpetuated by the sky-rocketing costs of housing. Since 2017, the median single-family home
8 price experienced a five (5)-year increase of thirty-two percent (32%). In addition, in 2023, the
9 Providence-Metro area had the highest year-over-year rental cost increase in the United States at
10 seven and three-tenths percent (7.3%), following a 2022 increase of twenty-three and eight-tenths
11 percent (23.8%).

12 (2) These increases mean that many Rhode Islanders, including those on fixed incomes, pay
13 too much of their income for housing and experience more competition for affordable units. Worse
14 yet, unable to keep pace with higher rents or locate adequate replacement housing, some have lost
15 their housing altogether, exacerbating the problem of homelessness in this state.

16 (3) These increases in costs, combined with inadequate wages, and insufficient available
17 units, generate pressures on persons and family units, generate pressures on persons and family
18 units such that those who are able to initially attain affordable housing are unable to retain that
19 housing.

1 (4) For those faced with increased costs and a more competitive housing market, time can
2 be a precious resource to reconfigure household budgets or to find a new residence altogether. To
3 that end, an extension of the time within which a landlord must provide notice to a residential tenant
4 will, in effect buy time for these tenants.

5 ~~(a)~~(b) Prior to an increase in rent being imposed by a landlord for a residential tenancy,
6 notice of the increase shall be given in writing to any tenant by a landlord at least ~~thirty (30)~~ ninety
7 (90) days prior to the effective date of the increase.

8 ~~(b)~~(c) A landlord ~~must~~ shall give at least one hundred twenty (120) ~~sixty (60)~~ days notice
9 to month to month tenants over the age of sixty-two (62) years, before raising the rent.

10 SECTION 2. This act shall take effect upon passage.

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EXPLANATION
BY THE LEGISLATIVE COUNCIL
OF
A N A C T
RELATING TO PROPERTY -- RESIDENTIAL LANDLORD AND TENANT ACT

1 This act would require that landlords of residential properties give tenants notice of a rent
2 increase at least ninety (90) days prior to the effective date of the increase and would require that
3 the notice requirement for rent increases for month to month tenants who are over the age of sixty-
4 two (62) years, to at least one hundred twenty (120) days.

5 This act would take effect upon passage.

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